

April 29th Design Charrette Presentation Outline

Mount Plymouth and Sorrento Area Planning Timeline

February 2001	Miller Sellen hired to conduct a study
July 2003	Miller Sellen report recommendations: <ul style="list-style-type: none">1) Form a citizen advisory group2) Conduct a study to develop specific policy amendments to the Lake County Comprehensive Plan and Future Land Use Map3) Develop Design Standards and Guidelines
October 2004	Mount Plymouth – Sorrento Planning Advisory Committee is formed
August 2005	Town Center Meeting
September 2005	Advisory Committee and Lake County partner with CFSCI
December 2005	Community Visioning Workshop SWOT analysis Community Values Survey
Spring 2005	Write policies together for the Lake County Comprehensive Plan and decide on zoning districts for Future Land Use Map
April 2006	Charrette to explore Design Guidelines and Standards

Town Center Meeting

August 11, 2005 Round Lake Elementary School

Value 1: Transportation systems that are efficient outside of and within the town center

Goals:

- Connected roads
- Smaller parking lots
- Keep traffic out of the town center so that the town center is pedestrian friendly

Value 2: Create civic spaces that are safe and walkable

Goals:

- Town center that integrates and incorporates retail, civic, and recreational space
- Trails for biking, walking, horseback riding

Value 3: Retail spaces that are scaled to the community's size

Goals:

- Retain local merchants
- Attract new stores: coffee shop, bookstore, sewing, ecotourism
- Limit the physical size of the stores and parking lots

Value 4: New development should foster a sense of place and be aesthetically pleasing

Goals:

- Market square is protected from pass through traffic
- Parking is hidden in “pods” and offered along the street
- Streetscape defines the town center as an inviting space to walk (wide sidewalks, street trees, street furniture, signs, and lighting))

Community Visioning Workshop December 3, 2005

SWOT Exercise

Strengths

Planning Advisory Committee

Weaknesses

No master plan for the community

Opportunities

Organize to increase citizen involvement through expanding communication using the chamber of commerce, a web site, and/or a community newspaper

Define planning mechanisms to:

- Create a master plan for the area's housing, commercial corridor, and traffic, the preservation of wildlife
- Preservate agricultural lands
- Set up a park system (rails to trails) and manage current parks
- Create programs to restore housing
- To create a sense of community using design standards and an architectural design committee
- Create a walkable village center with calmed traffic, sidewalks, pedestrian crossings, and public transportation
- Explore funding for parks, streetscape, community center, and maintenance

Threats

Not creating a community plan

Being unprepared for growth

CVS Results

photos

Historic Village Zoning Overlay District Policies and Map

Very brief overview of committee's policies

Main focus for the day the Main Street District

Design Charrette

Three layers:

- Traffic and Circulation Patterns
 - Regional
 - Local
- Public Realm and Open Space
 - Mature trees to preserve
 - Parks and civic spaces
- New Developments
 - Placement of structures
 - Access and parking
 - Landscaping
 - Architecture